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# Appt. Le Caribou

**Les Gets, Les Gets, Portes Du Soleil**

**390 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	390 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	05/07/2011
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Les Gets
<b>Village</b>	Les Gets
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	100 m²
<b>Heating</b>	Oil fired central heating
<b>Nearest skiing</b>	5 m
<b>Drainage</b>	Mains drains
<b>Annual Taxes (est)</b>	1 700 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment "Le Caribou" is a large apartment situated right on the slopes of the la Turche sector of Les Gets. This ground floor apartment has 3 good-sized bedrooms, 2 shower rooms plus separate WC, a comfortable lounge and a convivial kitchen/diner. There is also a convenient laundry room and separate storage area of approximately 6m², as well as ample covered parking.

The property would benefit from some cosmetic renovation to maximise rental potential, but this is not a necessity, and the property is certainly very rentable in its current condition. For those preferring a bath to a shower, there is potential to enlarge one of the existing bathrooms into the laundry room to create a much larger bathroom.

The property has excellent rental potential and its ski-in, ski-out location is a real plus. During the peak season, the apartment will attract an income of €1500 per week, with a minimum of €800 per week for the low season.

The heating is provided from a communal boiler.

The property is covered by the copropriété rules.





















